## WELCOME TO 10 Harper Boulevard



# WOOLCOTT REALESTATE



### Grand Impressions

This exquisite custom-built residence showcases refined elegance across 6 bedrooms and 7 bathrooms, set on a professionally landscaped 1-acre lot in a prestigious enclave of homes. From the moment you arrive, the home's grand exterior and tailored landscaping set a tone of sophistication. Inside, you'll find soaring 10' ceilings on the main level accentuated by pot lights and California shutters — a space designed to impress while offering comfort and functionality.

















#### Heart of the Home

The gourmet kitchen is open to the grand great room, which features a coffered ceiling and sleek gas fireplace. Premium finishes, an expansive layout, and abundant workspace make this kitchen ideal for both entertaining and everyday cooking.







#### Formal Dining Elegance

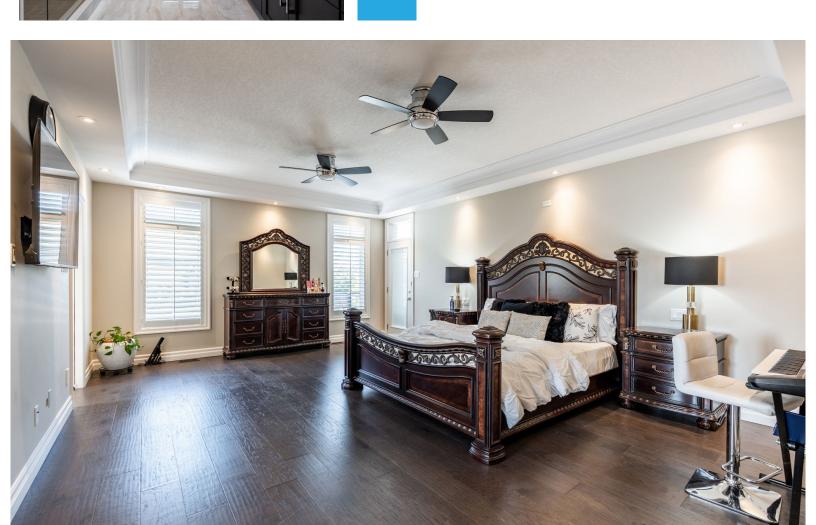
The formal dining room is enhanced with classic wainscoting, offering a refined atmosphere perfect for hosting special occasions and elegant dinners.



Ĩ

## Retreat and Recharge

The main-level primary suite is a luxurious retreat with a spa-inspired ensuite and a custom oversized walk-in closet with built-in organizers. A nearby second bedroom with its own walk-in closet provides additional space for guests or multigenerational living.





#### Suite-Level Comfort

Upstairs, a spacious family room with a cozy electric fireplace serves as a welcoming lounge area. Two generously sized bedrooms — each with their own ensuite and walk-in closet — ensure comfort and privacy for family or visitors.

















## Entertainer's Basement

The fully finished basement is designed for entertaining, featuring a modern wet bar and a spacious recreation area — perfect for game nights, movie marathons, or casual hosting.



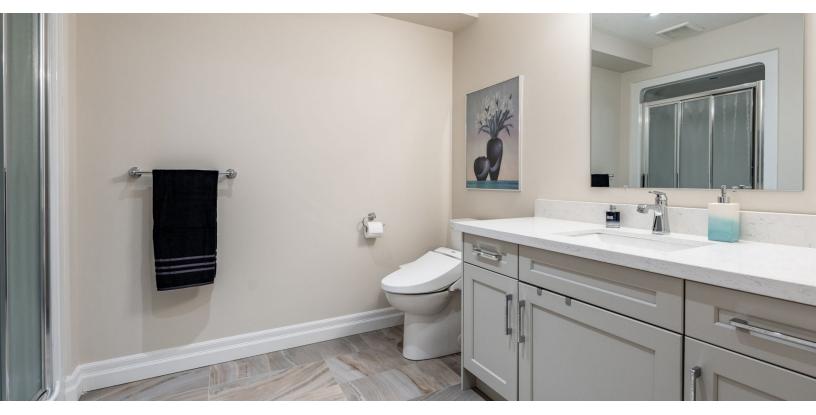


### **Function Meets Comfort**

Also in the basement, a dedicated home gym offers a private space for wellness. Two additional bedrooms offer flexibility, with one featuring an ensuite and the other enjoying easy access to a nearby full bathroom.











### Backyard Oasis

Step outside to resort-style living with a sparkling heated saltwater pool, covered patio with built-in BBQ, irrigation system, and plenty of space to entertain or unwind. A triple car garage completes this exceptional property — combining beauty, comfort, and thoughtful design in every detail.









#### Room Measurements

#### MAIN LEVEL

Great Room23Dinning Room13Kitchen29Office11Breakfast Room23Primary Bed15Ensuite5Bedroom15Laundry11Bathroom4Bathroom2

23'4" X 17'1" 13'2" X 15'1" 29'1" X 14'2" 11'11" X 16'8" 23'2" X 10'7" 15'4" X 21'9" 5 Piece 15'5" X 15'1" 11'11" X 12'4" 4 Piece 2 Piece

#### **UPPER LEVEL**

Family Room Bedroom Bedroom Bathroom Bathroom 18'10" X 30'1" 11'1" X 27'1" 15'1" X 14'3" 3 Piece 3 Piece

#### LOWER LEVEL

Recreation Room Exercise Room Bedroom Bedroom Bathroom Bathroom 32'8" X 37'2" 33'5" X 23'8" 14'10" X 15'6" 13'5" X 14' 3 Piece 3 Piece

Drew Woolcott

Jayne Woolcott REALTOR® aupuninity man

4

1



905 689 9223 woolcott.ca